


# City of Costa Mesa

## Inter Office Memorandum

**To:** CITY COUNCIL

**From:** JIM GOLFOS, CHIEF OF CODE ENFORCEMENT 

**Date:** 08-03-04

**Subject:** 306 RAMONA PLACE (SOBER LIVING FACILITY)

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At the Council Meeting of July 19, 2004, Ms. Lee Ann Merianthal commented on a sober living facility at 302 Ramona Place, and inquired about a possible second sober living facility at 306 Ramona Place.

Code Enforcement has been aware of the existing home for some time now. We have observed the home, and have not observed any violations with regards to the number of people living there.

More recently, we were informed by the property owner of 306 Ramona that they have had a change in plans and are not going to convert the residence into a sober living facility.

I have personally spoken to some of the neighbors, who informed me, while they did not approve, one home was manageable, while two homes were unacceptable to them.

Had the property owners wished to, a second facility would be allowed under our codes to have (6) six or fewer residents with a manager. More than six residents would require a Conditional Use Permit.

Should you require any further action, I will be ready to answer any questions.

Distribution: City Manager  
Asst. City Manager  
Acting City Attorney  
Deputy city Mgr. – Dev. Svs. Director  
Staff  
File

Attachments: 1. Request #R071904-2  
Correspondence

File: 081604Ramona Place

Date: 080304

Time: 3:25 p.m.

July 18, 2004

To Whom It May Concern:

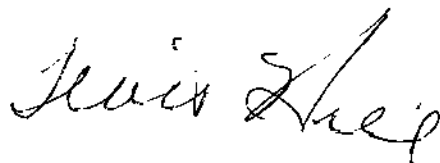
Re: An additional rehab house on our Cul-de-Sac

As an owner and resident of Ramona Place. I am concerned about an additional rehab house on our small street of 20 homes. I feel that these special facilities should be spaced thru out our community, not centered on one street as small as ours. The existing home on the corner has additional parking on Santa Ana Avenue..It is zoned differently (RMFD) for 2 units according to the tax records. Although, they have a two car garage it is full of items and not available for parking. By making the house next door an additional rehab house would compound the problem. 18270

The new owner of 306 Ramona Place told me on Friday that he was going to rent to the rehab group with 6 adults in rehab. This house is listed in the tax records as 1180 square feet with a one car garage. How will six cars fit in front of this small house, one car garage and driveway?. The house is far too small for this type of operation. Two of these do not belong side by side on a small residential street of smaller sized homes. R1

In addition, I am sure our city council does not intend to put two rehab units approximately 300 feet from Newport Heights Elementary School. I can not believe that our neighbors in Newport Beach who live around the school and whose children also attend the school would endorse this facility. I am asking you to look at this closely and not to set a precedent for our neighborhoods. Please do not allow a second rehab house on our street. Thank you.

Tevis Hill  
331 Ramona Place



# Tax Detail Report

Parcel Number	42532120	Map Page/Grid	J5/ 888
Property Address	306 RAMONA PL	COSTA MESA , CA	92627-3765
Mailing Address	000313 22ND ST	COSTA MESA , CA	92627- 3765

1st Owner	HEMANS,CHRISTOPHER
2nd Owner	
Privacy	
Phone	0000000000
Year Sold To State	0

Tract 0002310  
 Cen Tract 063300  
 Block 00000  
 Lot 2  
 Legal N TR 2310 LOT 2  
 Range

Assessed	\$51,150	Land	\$25,770	Improved	\$25,380	%Improved	49.62
Tax	\$804	Rate	15007	Status	0	Exempt	

Township  
 Quarter  
 Section

1st Loan	\$544,000	Document Number	
Lender	DOWNEY S&L	Deed Type	
Loan type		Transaction Type	R
Rate type	V	Last Transaction Date	
2nd Loan	\$	Last Transaction Document	
		Sale Amount	\$680,000
		Sale Date	04/02/2004
		Sale Document	0000274007

# Stories	0	Roof type	0	Beds	4
# Units	1	Heat/Cool		Bathrooms	2
# Rooms	7	View		Year built	1954
Gar/Car	0	Fireplace		Eff. Year	0
Zoning		Pool		Cooling	0
Const. Qual.		Full/Part	F	Heating	0
Const. Type	0	Parking		Company Name	
County Code	59	BldgShape	0	Title Company	081
Use Code	01	Mult/Port		Std Use Code	RSFR
Total	1180	Garage	0	Addition	0
First floor	0	Second floor	0	Third floor	0
Basement	0	Lot	0		

Tax Information is provided by Dataquick from Orange County Tax Assessor's Public Records. The tax data is provided as a service without guarantee of accuracy. OCAR does not audit or edit the data provided by Dataquick. The Dataquick tax information is deemed reliable but not guaranteed.

Cul de Sac  
Ramona Place  
TAKEN NEXT DOOR  
TO PROPOSED (306)  
Rehab House



← TAX RECORDS  
18274

EXISTING  
Rehab  
ON CORNER

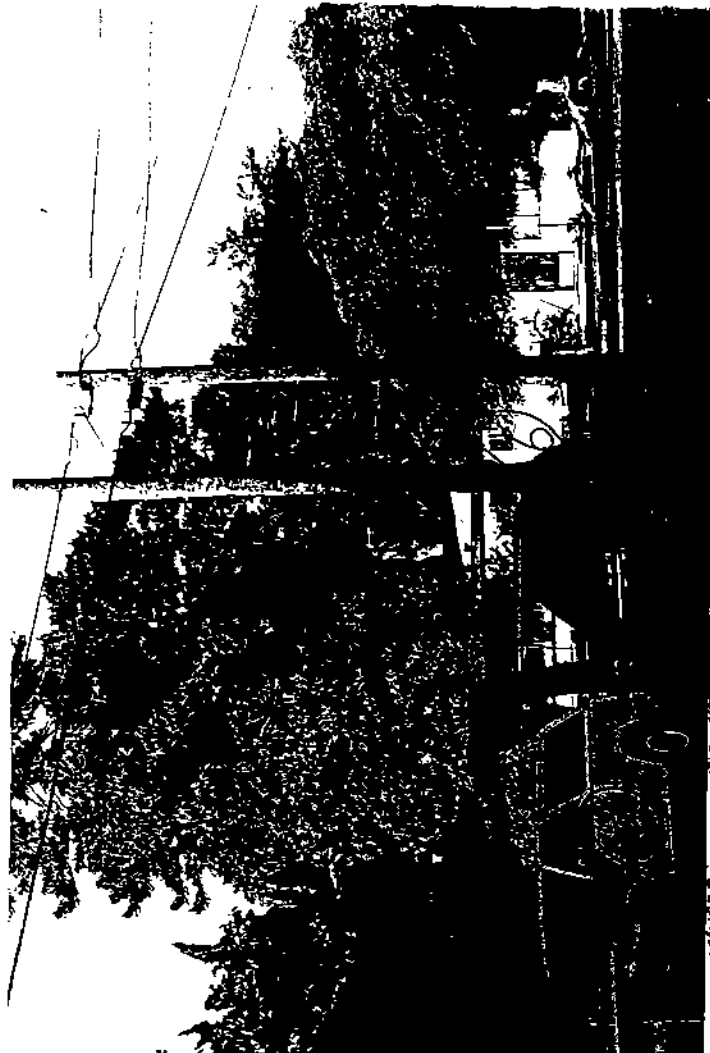
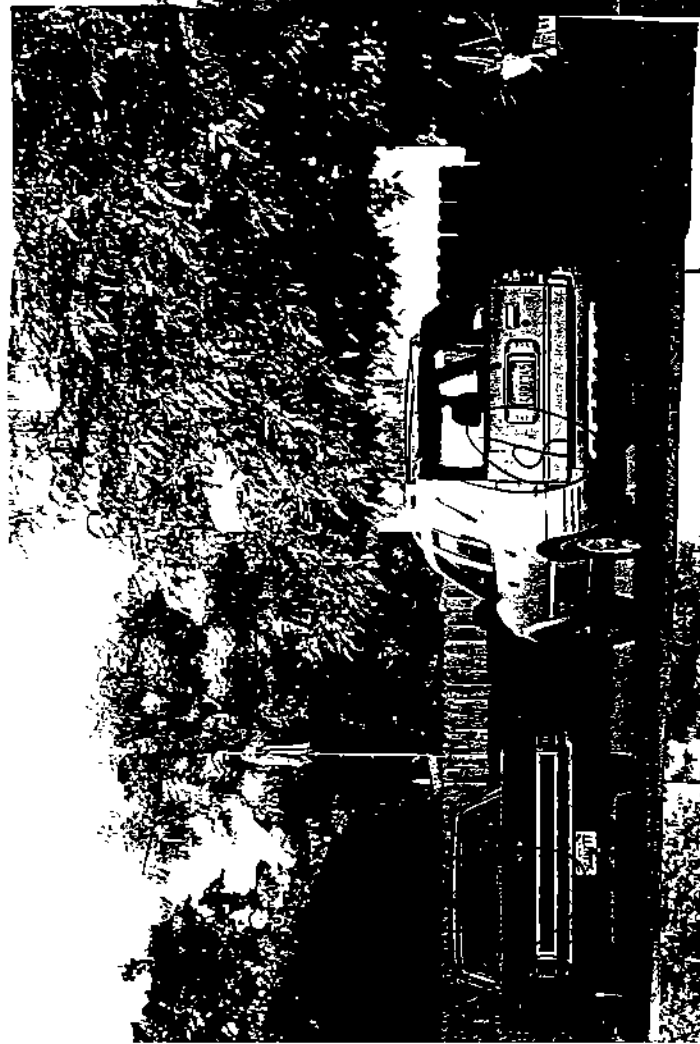
MEMO

← TAX RECORDS  
18274 Legal.  
TAX 1/1 NAME. → 211 Ramona.

Proposed  
Rehab

R-1

NEXT DOOR  
→ 211 Ramona.



7:30 A.M. July 19, 2004

Dear Council Members

My name is Lee Ann Marienthal and I live at 327 Ramona Place and it has come to our attention that the new homeowner on our street has decided to rent his property to current residents of the sober living facility located next door. I come before you with letters from residents on Ramona Place which confirm that 100 % are opposed to this conversion. (intro residents) Would the residents of Ramona Place please stand.

I personally believe we all need to care for all residents of our community, including those in need of special assistance. And to prove this, our little street of 20 houses already has an existing "sober living" house on our street. Although their existence has brought more traffic, parking problems for some of our residents, and frankly poorly maintained housing, we have learned to accept our civic duty with grace.

However, to ask that **Two sober houses** reside on our cul-de-sac, is an unfair burden for one little street in our community to bear.

We have done a little research since we became aware of this and realize our hands are tied but 90% of Ramona place would like to go on record in opposition of this **unfair distribution** of these types of adult living facilities. We hope that by our appearance here tonight you will keep in mind as you plan the future for our cities residents perhaps there could be some limits or guidelines set that help to prevent clusters of adult living facilities becoming a burden to smaller residential communities like ours.

We have some questions which we believe must be asked which should then make a better decision for all residents of Costa Mesa:

1. Does our city have planning guidelines to distribute these types of adult living houses throughout the city, and not concentrated on one street? For example, if we all knew that we all share the burden equally, say 1 per 10 blocks, then those running these homes and the residents surrounding the homes will equally be informed and create an easier co-existence.
2. Given the move of the city council to limit the number of bodies occupying residences, has the council decided how they can make an exception for these living groups while wisely cracking down on the same overcrowding situations on the Westside of the city?
3. With all of us having single-one car garages on our street, is the city going to make exceptions for these group homes with regards to parking? (FYI: If any of us want to improve our homes, one of the first demands of the planning commission requires the upgrade for additional off street parking.)

Our community on Ramona Place have more than done our share by having one "sober living" home on our street -- we ask your help in preventing our family neighborhood from being unfairly impacted and that we work together to equally distribute these group homes throughout the city and NEVER make exceptions on their impact in our community -- as you have been doing with individual homeowners and apartment owners lately.

Thank you for taking the time to hear us out.

Saturday, July 17, 2004

**Neighbors on Ramona Place-**

For your information, the current owner of 306 Ramona Place will be converting his single-family residence into another rental sober living facility, capable of holding 6 tenants. This home is next door to the existing sober living facility at 302 Ramona Place (corner of Ramona and Santa Ana Avenue).

The Costa Mesa City Council will be addressing this issue at their monthly meeting this Monday, July 19, 6:30 pm, at 77 Fair Drive. If this conversion from single family home to rental sober living facility is a concern to you, please write your concerns in the space below, and return this form TODAY to the mailbox at 320 Ramona Place. These forms will be presented to the City Council on Monday evening.

My concerns are: A sober living house is probably a very good thing & much needed - although 2 on one small street is obviously too much. All of us on this street are single families, & another house w/ a group of single men & their cars doesn't fit, this a very big concern for us. It makes us all uncomfortable to oppose - as all we want to do is be good neighbors - so I would hope our new neighbors would feel the same way.

☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.

☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.

☒ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Don & Donna Fredriksen  
Address 330 Ramona Pl. Cim.  
Signature [Signature]

Saturday, July 17, 2004

**Neighbors on Ramona Place-**

For your information, the current owner of 306 Ramona Place will be converting his single-family residence into another rental sober living facility, capable of holding 6 tenants. This home is next door to the existing sober living facility at 302 Ramona Place (corner of Ramona and Santa Ana Avenue).

The Costa Mesa City Council will be addressing this issue at their monthly meeting this Monday, July 19, 6:30 pm, at 77 Fair Drive. If this conversion from single family home to rental sober living facility is a concern to you, please write your concerns in the space below, and return this form TODAY to the mailbox at 320 Ramona Place. These forms will be presented to the City Council on Monday evening.

My concerns are: HAVING HAD ONE SOBER LIVING HOUSE ON THIS STREET FOR PAST 104 YEARS HAS CERTAINLY HAD AN AFFECT ON PARKING, NUMBER OF PEOPLE BEING PRESENT RIGHT OR DAY. THE FACT THAT THEY ARE NOT PERMANENT NEIGHBOORS LEADS TO UNIQUE PROBLEMS WHICH HAS HAD AN AGGRAVATED AFFECT ON PROPERTY VALUES BUT A "SOBER HOUSE" CAN ONLY MEAN A MUCH MORE AGGRAVATED DECLINE IN VALUE, A RISING DEGREE OF TRANSIENT USE MORE CARS, MORE PEOPLE

☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.

NOT GOOD

☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.

☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name BOB DUNN CO-OWNER

Address 310 RAMONA PL

Signature [Signature]



Copy

**E. W. KLATTE M.D.  
317 RAMONA PLACE  
COSTA MESA, CA. 92627  
7/17/04**

To: Costa Mesa City Council

Regards: Converting 306 Ramona Place to a sober living facility

We oppose allowing 306 Ramona Place to become another sober living facility for the following two reasons.

- ①
1. This is a one block long quiet residential community. As good citizens, we were not opposed to having one sober living facility on our block, except for the parking problems. By having a second facility on the street, it would change the residential character of the street. We very much would object to this block gradually being converted to facilities for non related adults in ½ way house type operations.
  2. The second immediate problem is that of parking. The sober living facility at 302 Ramona Place usually has from 6 to 10 cars parked on the streets and their drive way. This neighborhood should not have to tolerate 6 more cars on the block. If the city council cannot prevent the conversion of 306 to a 6 or under facility, it should restrict their use of street parking to no more that 2 per house.

Thank you for your consideration.

  
Jane and Ernest Klatte

Copy

Saturday, July 17, 2004

**Neighbors on Ramona Place-**

For your information, the current owner of 306 Ramona Place will be converting his single-family residence into another rental sober living facility, capable of holding 6 tenants. This home is next door to the existing sober living facility at 302 Ramona Place (corner of Ramona and Santa Ana Avenue).

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**My concerns are:**

(2) Ramona Place is a quiet cul-de-sac consisting of quaint homes built in the mid 50's. Some of the original owners still reside on our block along with families whose children attend Newport Heights Elementary School around the corner. Our modest-size homes were built with small rooms, accessed by narrow, single car driveways, with single car garages. To convert one of our neighborhood homes into a rental living facility with potentially six tenants is unconscionable. Where will they park six cars? Where will their visitors park?

Our little street is unlike newer neighborhoods with two and three car driveways leading to large garages. Parking and congestion are major issues that can not be ignored. Ramona Place is not suitable for the proposed rental facility.

☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.

☐ I will attend the city council meeting on Monday, July 19, 6:30 pm.

☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Shana and Neal Marek  
Mailing Address 1048 Irvine Ave #568 Newport Beach  
Signature Shana Marek Neal Marek  
342 Ramona

July 18, 2004

*Copy*

To Whom It May Concern:

Re: An additional rehab house on our Cul-de-Sac

(2) As an owner and resident of Ramona Place. I am concerned about an additional rehab house on our small street of 20 homes. I feel that these special facilities should be spaced thru out our community, not centered on one street as small as ours. The existing home on the corner has additional parking on Santa Ana Avenue..It is zoned differently (RMFD) for 2 units according to the tax records. Although, they have a two car garage it is full of items and not available for parking. By making the house next door an additional rehab house would compound the problem.

The new owner of 306 Ramona Place told me on Friday that he was going to rent to the rehab group with 6 adults in rehab. This house is listed in the tax records as 1150 square feet with a one car garage. How will six cars fit in front of this small house, one car garage and driveway?. The house is far too small for this type of operation. Two of these do not belong side by side on a small residential street of smaller sized homes.

In addition, I am sure our city council does not intend to put two rehab units approximately 300 feet from Newport Heights Elementary School. I can not believe that our neighbors in Newport Beach who live around the school and whose children also attend the school would endorse this facility. I am asking you to look at this closely and not to set a precedent for our neighborhoods. Please do not allow a second rehab house on our street. Thank you.

Tevis Hill  
331 Ramona Place

*Tevis Hill*

Saturday, July 17, 2004

**Neighbors on Ramona Place-**

For your information, the current owner of 306 Ramona Place will be converting his single-family residence into another rental sober living facility, capable of holding 6 tenants. This home is next door to the existing sober living facility at 302 Ramona Place (corner of Ramona and Santa Ana Avenue).

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**My concerns are:**

Placing two of these "sober living" homes within one cul-de-sac is an unfair burden for the homeowners to bear. Not only will this greatly affect the values of the homes within this neighborhood, it could place the children of this neighborhood at a higher risk for encountering problem "behaviors". Please respect and consider these concerns.

- ☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.
- ☐ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Kari Campbell  
ss 337 Ramona Pl. Costa Mesa 92627  
re [Signature]

Saturday, July 17, 2004

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My concerns are:

- 1) parking -
- 2) danger to the children in the area,
- 3) general appearance of the corner of the street
- c) noise

☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.

☐ I will attend the city council meeting on Monday, July 19, 6:30 pm.

☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Steve Vernoy  
Address 326 RAMONA PL  
Signature Steve Vernoy

Saturday, July 17, 2004

**Neighbors on Ramona Place-**

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**My Concerns Are:**

1. There will be more cars on the street besides what's already happening with the one sober house that we already have in the neighborhood.
2. We feel one sober house in the neighborhood is enough. Why should we have to be burdened with two sober houses, especially being right next to each other.
3. When Chris bought the house and found out that it was a sober house, he felt he wouldn't be able to find renters to rent it, and decided that turning it into a sober house was the way to go, and he would also make some money off of it.
4. And how do we know if there will only be six people living there.

☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.

☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name David Peters  
Address 311 Ramona Pl.  
Signature David Peters

July 17, 2004

Costa Mesa City Council

Dear Council Members

My wife and I currently live at 320 Ramona Place in Costa Mesa. We purchased our home in 1994, did a major remodel in 2003.

Ramona Place is a cul-de-sac with 19 single-family homes and 1 Duplex at 302 Ramona Pl. Ramona Place already has one "Recovery Home" in the cul-de-sac, the Duplex at 302 Ramona Pl. This property has 10 residents and over the years has caused problems with street parking, noise, persons coming and going late at night and generally detracting from the value and safety of our neighborhood.

We are writing this letter to vigorously protest allowing the property at 306 Ramona Pl. to be used as another "sober living recovery home" on our street. This would result in 2 recovery homes, next to each other, with a combined occupancy of 16; which means a potential of 16 cars. This will result in a de facto "Recovery Home Complex" that will have a major negative effect on the character and value of our neighborhood. It also raises serious concerns regarding the safety of the children in our neighborhood and the increased potential for crime due to the increased population of "Addicts", even if they are recovering.

Furthermore, Ramona Pl. borders Newport Heights Elementary School and we believe the addition of another Recovery Home is not in the best interest of the children who currently walk past the end of Ramona Pl., which intersects with Santa Ana Avenue.


We believe that we are doing our civic duty by having one Recovery Home on our small cul-de-sac, **but one Recovery Home is enough!**

Thank you for your consideration in this matter

Sincerely,



Robert L. Stockus



Virginia G. Stockus

I oppose the establishment of 306 Ramona Place as a rental sober living facility for the following reasons:

- 1) There is already an existing sober house at 302 Ramona Place. Establishing an additional sober house in our neighborhood is unreasonable as we are already fulfilling our share of civic responsibility.
- 2) Establishing an additional sober house would set precedence and encourage additional sober houses in the neighborhood. This would detrimentally affect the reputation of the neighborhood and the city.
- 3) The tenants of the existing sober house are already using substantial public parking. Adding another 6 cars for one house would exasperate the parking situation.
- 4) The tenants in the sober house will be living there temporarily. As a result, there will be a high turnover rate and the tenants will have no vested interest in the neighborhood.
- 5) The tenants living in the sober house may be residents of other cities, not necessarily Costa Mesa residents. Therefore, the benefits to our residents are limited.
- 6) There is a reasonable alternative to the sober house that would be acceptable to the neighborhood residents. That is, the owner could rent the house as a single family residence.

Christine Wang  
7/19/04



Saturday, July 17, 2004

**Neighbors on Ramona Place-**

For your information, the current owner of 306 Ramona Place will be converting his single-family residence into another rental sober living facility, capable of holding 6 tenants. This home is next door to the existing sober living facility at 302 Ramona Place (corner of Ramona and Santa Ana Avenue).

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My concerns are:

- PLEASE SEE ATTACHMENT -

- ☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.
- ☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name SYED M. HASSAN & Ghazala Hassan  
Address 340 RAMONA PL. C.M. CA 92627  
Signature [Handwritten Signature]

340 Ramona Pl.  
Costa Mesa Ca.  
92627

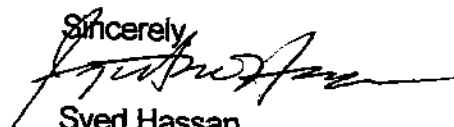
July 18, 2004

77 Fair Drive  
Costa Mesa Ca.  
92627

Dear Members of City Council:

We want to enrich our neighborhood with more families with children to improve and achieve betterment of our existing children and young families. Families with children have more to offer to our governments and nation. Putting another sober home in our neighborhood will violate such an institution, and will keep away families from our neighborhood. It will keep everyone in vicinity on alert and worried. Consequently there will be more cost and headache for city officials. We request the city council to help us improve our neighborhood by not allowing the permit for such an establishment.

Sincerely,



Syed Hassan  
Business Owner

Saturday, July 17, 2004

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My concerns are:

- ~~306 Ramona Place~~
1. "Commercial", high density use in residential area.
  2. Too many cars from existing sober house already
  3. City assured residents that impact from sober house would be minimal; this doubles impact.

- ☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.
- ☐ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Debra Dunn Steel  
Address 310 Ramona Place, Costa Mesa  
Signature Debra Steel

Saturday, July 17, 2004

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My concerns are:

*see attached*

- ☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.
- ☐ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Jane + Ernest Hlatke  
Address 317 Ramona Place  
Signature E. W. Hlatke, Jane Hlatke

**E. W. KLATTE M.D.**  
**317 RAMONA PLACE**  
**COSTA MESA, CA. 92627**  
**7/17//04**

To: Costa Mesa City Council

Regards: Converting 306 Ramona Place to a sober living facility

We oppose allowing 306 Ramona Place to become another sober living facility for the following two reasons.

1. This is a one block long quiet residential community. As good citizens, we were not opposed to having one sober living facility on our block, except for the parking problems. By having a second facility on the street, it would change the residential character of the street. We very much would object to this block gradually being converted to facilities for non related adults in ½ way house type operations.
2. The second immediate problem is that of parking. The sober living facility at 302 Ramona Place usually has from 6 to 10 cars parked on the streets and their drive way. This neighborhood should not have to tolerate 6 more cars on the block. If the city council cannot prevent the conversion of 306 to a 6 or under facility, it should restrict their use of street parking to no more that 2 per house.

Thank you for your consideration.

  
Jane and Ernest Klatte

Saturday, July 17, 2004

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My concerns are:

This is a clear change of use of the property from single-family residence to commercial rental.

It brings crime and drugs to a residential area close to a school.

It lowers property values significantly.

☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.

☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.

☒ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name

Address

Signature

Julian Whiteledge 7/17/04  
303 Ramona Place  
J. Whiteledge  
M.M. Whiteledge

Saturday, July 17, 2004

**Neighbors on Ramona Place-**

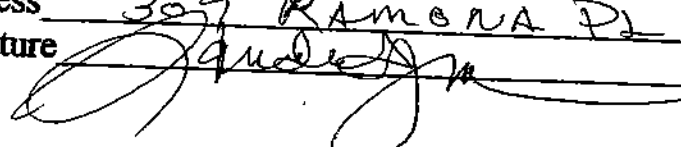
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My concerns are:

PARKING - 'INSUFFICIENT' OFF STREET PARKING USW  
TRAFFIC - MORE CARS - MORE TRAFFIC ON CUL-DE-SAC  
HOW MANY INSTITUTIONAL LIVING FACILITIES  
CAN ONE BLOCK OF RESIDENCES HAVE?  
WHAT ABOUT THE R-1 ZONING?  
6 TENANTS - WHO SUPERVISES?

- ☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.
- ☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name SAUDRA HARPER  
Address 307 RAMONA PL  
Signature 

Saturday, July 17, 2004

**Neighbors on Ramona Place-**

For your information, the current owner of 306 Ramona Place will be converting his single-family residence into another rental sober living facility, capable of holding 6 tenants. This home is next door to the existing sober living facility at 302 Ramona Place (corner of Ramona and Santa Ana Avenue).

The Costa Mesa City Council will be addressing this issue at their monthly meeting this Monday, July 19, 6:30 pm, at 77 Fair Drive. If this conversion from single family home to rental sober living facility is a concern to you, please write your concerns in the space below, and return this form TODAY to the mailbox at 320 Ramona Place. These forms will be presented to the City Council on Monday evening.

My concerns are:

Excessive noise  
prob to present DRUNKS PEOPLE  
knocking out. (The 6th) people knock  
out because of unemployment!!  
people don't have DRUNKS!!

- ☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.
- ☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☒ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Lawrence & Diana Gosselin  
Address 341 Ramona PL.  
Signature [Signature]



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OUR  
My concerns are:

THE ABOVE PLAN WILL DEFINITELY HURT THE FAMILY CHARACTER OF THE NEIGHBORHOOD. LIKE 302 RAMONA, IT IS ALSO TOO CLOSE TO A SCHOOL. HAVING ONE SOBER LIVING FACILITY ON THE STREET IS ALREADY ONE TOO MANY - TWO WOULD BE UNTHINKABLE. PLEASE DO NOT ALLOW THIS TO HAPPEN. LET THE OWNER TURN HIS OWN HOME INTO A SOBER LIVING FACILITY - AND LET HIS NEIGHBORS SEE THEIR PROPERTY VALUES GO DOWN!

☒ I oppose the establishment of 306 Ramona Place as a rental sober living facility.

☐ I will attend the city council meeting on Monday, July 19, 6:30 pm.

☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name MARIA NORRIS, JOSEPH NORRIS, ADOLINA NORRIS  
Address 336 RAMONA PLACE  
Signature Maria V. Norris, Adolina V. Norris  
Joseph E. Norris

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My concerns are:

*See attached*

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- ☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☒ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Lee Ann Marienthal  
Address 327 Ramona Place, CM, 92627  
Signature Lee Ann Marienthal

As a member of a small cul-de-sac of 20 homes (which for the most part are single family homes) I have a few concerns as to the addition of yet one more "sober living" home to our neighborhood. We as a community of tax payers have more than done our share by having one "sober living" home on our street. We have had no problem with the current "sober living" home as part of our community so far. However, it has not added to the value of our neighborhood and as such proved to be a hindrance to buyers. The current buyer of this property is angry and has said that he has "retained a lawyer" to fight against the fraudulent behavior of the seller and agent that did not disclose this information to him before his purchasing the home. He now chooses not to live there because of that fact. So in retaliation has decided to cut his losses and reap the benefits of his next door neighbor and turn his investment into yet another "sober living" facility.

The current "sober living" home is not exactly a beautification project. Which appears to not have been much of a problem for the owner of the home and why should it? He doesn't live in our community and has never had to supply renters for his investment. I'm not sure but he probably has county financial support for his "generous contribution to the community" as well. It's unfortunate that these two home owners have made decisions for our cul-de-sac community without actually being a part of our community. It is simply an investment property for them not their own homes or neighbors for that matter.

My second and perhaps most important concern are to the amount of extra cars that will be on our street. I understand that up to six individuals can be in residence in the new home and that will probably add six more cars to the already stressed parking conditions on the street. Will that mean six more cars cruising down the street to make a turn around in the cul-de-sac?

I am all for these facilities as to the good they do the people involved and the community as a whole but is it necessary for Ramona Place (my home) to become the "sober living" street? How would you feel if it was your street?

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- ☒ I will attend the city council meeting on Monday, July 19, 6:30 pm.
- ☐ I would be willing to speak on behalf of our cul-de-sac at the meeting.

Name Christine Wong  
Address 316 Ramona Place Costa Mesa  
Signature Christine Wong